



PRESS RELEASE

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FOR IMMEDIATE RELEASE

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COUNTY OFFICIALS ANNOUNCE COMMENCEMENT OF GENERAL PROPERTY REASSESSMENT

WARRENTON, VA— Reassessment notices effective for the 2014 tax year will be mailed the week of October 10, 2013 to Fauquier County property owners. The reassessment will affect taxes paid starting in the calendar year 2014.

The reassessment process has been undertaken by Wampler-Eanes Appraisal Group, Ltd. It began in June 2012 with a study of the real estate market for 2012. As the work continued, sales for 2013 were also examined and considered.

The last reassessment in Fauquier County was effective for the 2010 tax year. Those assessments are four years old now and generally do not reflect current market values. The purpose of a reassessment is to reflect 100% market value, as required by State law, and to obtain uniformity, assuring that properties of similar type and value carry similar assessments.

In collecting sales information and in the assessments, Wampler-Eanes' staff considers location, views, access to highways, shopping and schools, construction cost, quality, condition and types of the buildings, etc. for the various properties within each neighborhood and throughout Fauquier County.

SALES WHICH WERE HIGHER OR LOWER THAN TYPICAL SALES WERE NOT CONSIDERED IN THE ASSESSMENTS. These would include family transactions and sales which took place because of pressure on the part of the buyer or seller. This sometimes happens when there is an immediate need to raise money, and time will not allow for the property to be adequately exposed to the open market. This may result in a sale for less than market value. It is also possible that an adjoining owner may pay more than market value in order to protect his/her existing property and/or control how the adjoining property is used. Additional information about the reassessment process can be found under Frequently Asked Questions on the Fauquier County's reassessment website: <http://reassessment.fauquiercounty.gov>

After the reassessment notices are mailed, the 2014 reassessed values and further information about the reassessment process will be available online for public inspection on reassessment website.

We would encourage property owners to compare their assessment with similar properties in order to determine if they have been fairly and equitably assessed. Please note that in land assessment comparison, tracts of similar size, use, etc., must be used when comparing assessments. For example, a small acreage house site will reflect a higher value per acre than a larger acreage tract, even though the two may adjoin.

Wampler-Eanes Appraisal Group, Ltd. is under contract with Fauquier County to complete the reassessment required by Virginia State law. It should be noted, Wampler-Eanes made their estimates of market value based on the market conditions within the County of Fauquier only and without influence from the Board of Supervisors or the Commissioner of Revenue. Wampler-Eanes is certified by the Department of Taxation of Virginia to perform such projects.

REASSESSMENTS ARE NOT CONDUCTED TO RAISE TAXES, BUT RATHER ARE REQUIRED BY STATE LAW TO BRING ALL ASSESSMENTS TO 100% MARKET VALUE AND TO ASSURE UNIFORMITY OF ASSESSMENTS.

If you feel your assessment is over market value, or out of line with similar properties, you may schedule a hearing with the Fauquier County Board of Assessors (BOA). At or prior to your hearing, you will need to provide supporting documentation, including a completed Reassessment Appeal Form, for use in the BOA review of your assessment. Percentage of increase above the old assessed value is not, by itself, grounds for an appeal. Reassessment Appeal Forms on the Reassessment website and at the reference desk of any Fauquier County library.

Scheduling for BOA hearings will begin Friday, October 11, 2013. BOA hearings will begin on Monday, October 21, 2013. Daytime hearings will be held from 9 am to 4:30 pm. Limited evening appointments will be available from 6 pm to 8 pm. On days with evening appointments, daytime hearings will be held from 11 am to 4 pm. The results of all hearings will be mail in December 2013.

The deadline to schedule an appeal with the BOA is 4:30 p.m. on THURSDAY, NOVEMBER 14.

To request a hearing, you may use one of the following methods:

- 1) Submit a Request to Schedule an Appeal through the Reassessment website;
- 2) Fax the Request to Schedule an Appeal found on your notice to (540)422-8881;
- 3) Mail the Request to Schedule an Appeal found on your notice to Fauquier County Reassessment Office, 98 Alexandria Pike, Suite 51, Warrenton, VA 20186; or
- 4) Call the Reassessment Office at (540)422-8880.

(ENDS)